



Presented by:
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Sold **R2777622** **11 6300 LONDON ROAD** Residential Attached
 Board: V Richmond **\$959,000 (LP)**
 Townhouse Steveston South **\$998,000 (SP)**



Sold Date: **5/23/2023** If new, GST/HST inc?:
 Meas. Type: **Feet** Bedrooms: **3**
 Frontage(feet): **0.00** Bathrooms: **3**
 Frontage(metres): **0.00** Full Baths: **2**
 Depth / Size (ft.): **0** Half Baths: **1**
 Sq. Footage: **0.00**
 Flood Plain: **Yes** P.I.D.: **026-502-712**
 View: **Yes : COURTYARD LANDSCRAPING**
 Complex / Subdiv: **MCKINNEY CROSSING**
 First Nation Reserv...
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Other**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing: **No**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage Underbuilding**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: MOUNTED TV NOT INCLUDED**
 Floor Finish: **Other, Tile, Carpet**

Legal: **STRATA LOT 22, BLOCK 3N, PLAN BCS1023, SECTION 18, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry, Playground**

Site Influences: **Golf Course Nearby, Greenbelt, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Security System, Smoke Alarm, Sprinkler - Inground**

Finished Floor (Main): **560**
 Finished Floor (Above): **586**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,146 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,146 sq. ft.**

Units in Development:
 Exposure: **Southwest**
 Mgmt. Co's Name: **RIVERWEST REALTY**
 Maint Fee: **\$414.28**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata:
 Storeys in Building:
 Mgmt. Co's #: **604-271-0220**
 Council/Park Apprv?:

Locker:

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht:
 # of Kitchens: **1**

of Levels: **2**
 # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets: **2**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	9'7 x 14'4			x	1	Main	2	No
Main	Kitchen	14'0 x 8'11			x	2	Above	4	No
Main	Dining Room	9'0 x 8'10			x	3	Above	4	No
Above	Primary Bedroom	10'9 x 13'5			x	4			
Above	Bedroom	11'9 x 11'6			x	5			
Above	Bedroom	9'5 x 10'7			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX Westcoast**

A gorgeous 3 bedroom town home in London Landing's McKinney Crossing. This corner unit with a south/west exposure, offers plenty of natural sunlight. Practical floor plan offers a separation of space. Many updates, including a fully renovated kitchen, with stainless steel appliances, new flooring throughout, designer paint, & new hot water tank. The dining area, spacious living room with gas fireplace, powder room & laundry complete the ground floor layout. The upper level features 3 bedrooms and main bath, with a large master bedroom & ensuite. Enjoy sun on 2 spacious patios. Two secure underground parking spots are included. Located in the sought after Honna Elementary & McMath school catchments. Steps to the South Dyke walking & bike trails, and a short stroll to Steveston Village.